

# **TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Council members

**FROM/PHONE:** Mark Kutney, Development Services Director (954) 797-1101

**SUBJECT:** Site Plan  
Application No., SP 7-1-01  
Project Name and Location: 595 Commerce Center  
450 SW 130 Avenue, Davie

**TITLE OF AGENDA ITEM:** 595 Commerce Center

**REPORT IN BRIEF:** The applicant proposes to construct two one story office/warehouse buildings along with exterior improvements to an existing two story building currently on the southeast side of the property. The site area is 3.25 acres bordered by a Mobil home community on the south, Commercial zoning to the east, SW 130th Avenue to the west and State Road 84 to the north. The two proposed buildings will be to the front and rear of the property. The front building will face State Road 84 with a store front appearance on the front and overhead doors to the rear. The rear building will also face north with the overhead doors on the same facade. The entrance ways reflect an architectural feature with a raised pitched parapet approximately 6' above the roof line. The existing two story renovation will include new raised pitched parapets to match the proposed building as well as decorative score lines. The overall height will be 33'-6". All of the paint colors on the proposed and existing buildings will match throughout the site. The landscape plan reflects Mahogany, Royal Palms, Live Oak, flowering Cassia trees and a continuous hedge along the perimeters of the site. A meandering berm is proposed along State Road 84 as well as SW 130th Avenue. Live Oaks are shown in all of the interior parking islands for shade purposes. Small accent trees, palms, shrubs and ground covers are proposed adjacent to the building facades. All of the applicable landscape requirements have been satisfied per Town code.

**PREVIOUS ACTIONS:** The site plan was previously approved by Town Council on November 11, 1997. The site plan was tabled by Town Council on April 3, 2002 to the April 17, 2002 meeting.

**CONCURRENCES:** Site Plan Committee motion: Motion to approve subject to the planning report and to include the following changes to the landscape plan: (Motion carried 5-0).

1. Label the plan properly; make changes per staff comments including substituting Queen palms on the south side to Paurotis palms one for every three Queen palms to be a minimum height of 20ft.
2. Install six Queen palms on the north side of the renovated building and add four

Alexander palms 16ft. on the east side of the building and relocate the Ligustrums from the north side of the renovated building to the east property line, and the Queen palms on the north side of the renovation building to be 16-20ft. Three of which can be taken from the east side.

3. On building B, the same sloped roof over the raised entries will repeat that same detail of the metal roof over those. To have the same decorations on those panels that are over the raised doors the same as building A; and add the same decorative reveals on the south wall similar to what is on the north wall.

4. On building A, the raised entry to move those panels out eight inches to the north.

5. On the renovation on the west side, create one element over the stair that is similar to the one on the east side.

**RECOMMENDATION(S):** Based upon the above, staff recommends approval of application SP 7-1-01 subject to the following conditions prior to the issuance of a building permit.

1. Moving the dumpster enclosure a min 3' from the corner of the sidewalk at the southeast side of Building A.

2. Changing out the Queen Palms in the rear retention area for (6)Paurotis Palms between the Mahogany trees.

3. Changing all of the island plantings for one species such as Dwf. Ilex, Hawthorn, Juniper, or Spider Lily.

4. Labeling all plant material on the plan.

5. Providing additional palms along the front of Building A to soften the front facade.

**Attachment(s):** Planning Report, Land Use Map, Subject Site Map, Aerial

**Application #:** SP 7-1-01  
I-595 Commerce Center

**Item No.**

**Revisions:**

**Exhibit "A":**

**Original Report Date:** February 22, 2001

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**TOWN OF DAVIE  
Development Services Department  
Planning & Zoning Division Staff  
Report and Recommendation**

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**APPLICANT INFORMATION**

**Owner/Agent:**

**Name:** 75 595 Inc.

**Address:** 3121 W. Hallandale Bch. Blvd.

**City:** Pembroke Park, FL. 33309

**Phone:** (954) 981-1154

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**BACKGROUND INFORMATION**

**Application Request:** Site Plan Approval

**Address/Location:** 450 SW 130 Avenue, Davie

**Land Use Plan Designation:** Commercial

**Zoning:** B-3

**Existing Use:** Church/ office building

**Proposed Use:** Office/Warehouse

**Parcel Size:** 3.25 acres

**Surrounding Land Use:**

**North:** State Road 84

**South:** Lake Pine Village

**East:** Rexmere Village

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**West:** Lake Pine Village

**Surrounding Zoning:**

**North:** (T) State Road 84

**South:** (MH -8) Mobil Home (8du/ac)

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**West:** (B-2) Community Business District/ (MH-10) Mobil Home (10du/ac)

**East:** (B-2) Community Business District

## **ZONING HISTORY**

**Previous request on the same property:** The site plan was previously approved by Town Council on November 11, 1997. The site plan was tabled by Town Council on April 3, 2002 to the April 17, 2002 meeting.

## **DEVELOPMENT PLAN DETAILS**

**Development Details:**

The Applicant's SUBMISSION indicates the following:

1. *Site Plan:* The applicant proposes to construct two one story office/warehouse buildings along with exterior improvements to an existing two story building currently on the southeast side of the property. The site area is 3.25 acres bordered by a Mobil home community on the south, Commercial zoning to the east, SW 130th Avenue to the west and State Road 84 to the north.
2. *Building:* The two proposed buildings will be to the front and rear of the property. The front building will face State Road 84 with a store front appearance on the front and

overhead doors to the rear. The rear building will also face north with the overhead doors ~~on the same facade. The entrance ways reflect an architectural feature with a raised~~ pitched parapet approximately 6' above the roof line. The existing two story renovation will include new raised pitched parapets to match the proposed building as well as decorative score lines. The overall height will be 33'-6". All of the paint colors on the ~~proposed and existing buildings will match throughout the site.~~

3. *Landscaping:* The landscape plan reflects Mahogany, Royal Palms, Live Oak, flowering Cassia trees and a continuous hedge along the perimeters of the site. A meandering berm is proposed along State Road 84 as well as SW 130th Avenue. Live Oaks are ~~shown in all of the interior parking islands for shade purposes. Small accent trees,~~ palms, shrubs and ground covers are proposed adjacent to the building facades. All of the applicable landscape requirements have been satisfied per Town code.
4. *Signage:* All wall and ground signage will be submitted at a later date for approval.

### **Summary of Significant Development Review Agency Comments**

None

### **Applicable Codes and Ordinances**

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The effective code of ordinances governing this project is the Town of Davie Land Development Code.

### **Comprehensive Plan Considerations**

**Planning Area:** The proposed project is within Planning Area No. 4. A portion of the University Drive and State Road 84 commercial corridors are included in this area, as are several planned residential communities typically developed at five dwellings per acre.

**Broward County Land Use Plan:** The property is governed by two boundary plats; Parcel A "Butler Plaza" on the north half and the 75 and 595, Inc. Plat on the south half restricted to 10,000 square feet of existing office building and 20,000 square feet of proposed warehouse/office use.

### **Staff Analysis and Findings of Fact**

The proposed site plan meets all of the applicable codes and ordinances of the Town of Davie.

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### **Staff Recommendation**

**Recommendation:** *Based upon the above, staff recommends approval of application SP 1-7-01 subject to the following conditions prior to the issuance of a building permit.*

1. Moving the dumpster enclosure a min 3' from the corner of the sidewalk at the southeast side of Building A.
  2. Changing out the Queen Palms in the rear retention area for (6)Paurotis Palms between the Mahogany trees.
  3. Changing all of the island plantings for one species such as Dwf. Ilex, Hawthorn, Juniper, or Spider Lily.
  4. Labeling all plant material on the plan.
  5. Providing additional palms along the front of Building A to soften the front facade.
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## **Site Plan Committee**

**Site Plan Committee Recommendation:** Motion to approve subject to the planning report and to include the following changes to the landscape plan: (Motion carried 5-0).

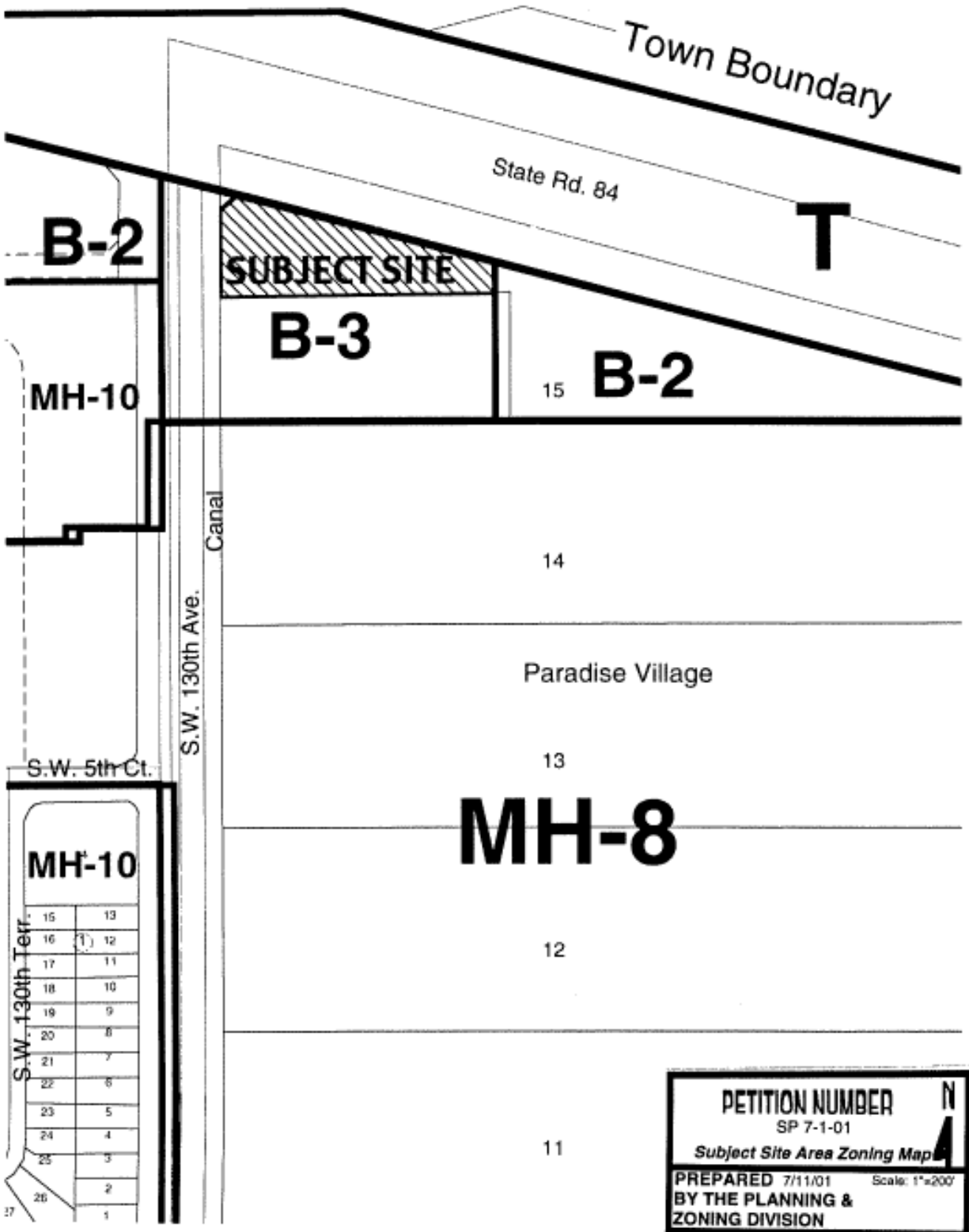
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  3. On building B, the same sloped roof over the raised entries will repeat that same detail of the metal roof over those. To have the same decorations on those panels that are over the raised doors the same as building A; and add the same decorative reveals on the south wall similar to what is on the north wall.
  4. On building A, the raised entry to move those panels out eight inches to the north.
  5. On the renovation on the west side, create one element over the stair that is similar to the one on the east side.
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## **Exhibits**

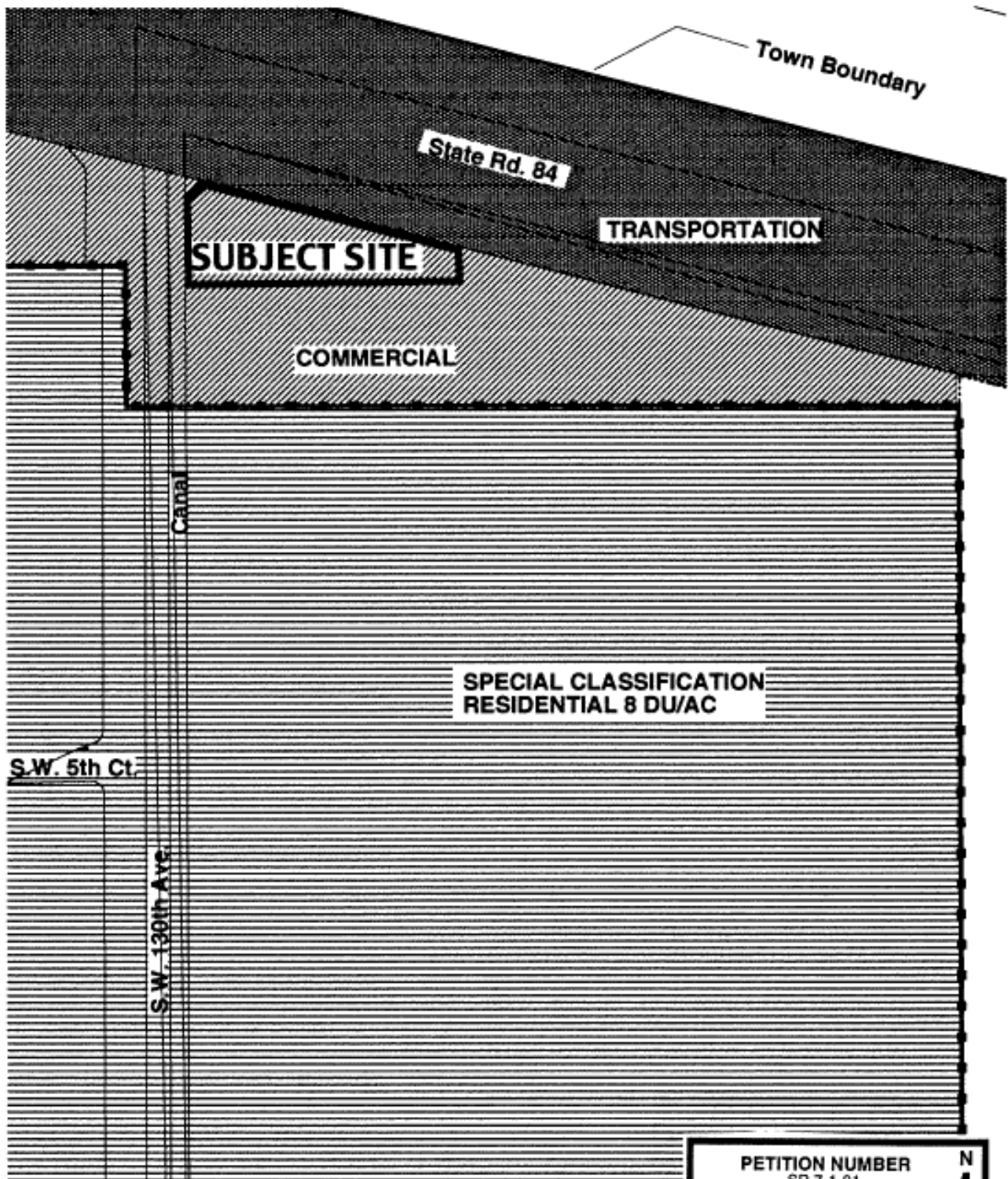
1. Land Use Map, Subject Site Map, Aerial

Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_







PETITION NUMBER SP 7-1-01 <i>Subject Site Area Future Land Use Plan</i>	N 4
PREPARED 7/11/01 BY THE PLANNING & ZONING DIVISION	Scale: 1"=200'



SP 7-1-01